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THE VETERANS' LAND ACT

A Summary of Its Provisions



Canada

hed under the Authority of the Minister of Veterans Affairs

Department of Veterans Affairs

THE VETERANS' LAND ACT

*Land Settlement and Home Construction
Assistance for Qualified Veterans*


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INTRODUCTION

The Veterans' Land Act, enacted in 1942 and broadened extensively in scope and financial provisions since then, is a measure to assist veterans of World War II and the Special Force (Korea) to settle in Canada as full-time farmers, part-time farmers (small holders) and commercial fishermen. Assistance is also available to veterans who wish to act as their own contractors in the construction of their homes. The benefits are administered by the Veterans Land Administration under the control of The Director, The Veterans' Land Act.

The Act consists of three Parts. Under Part I financial assistance (grants and loans) may be provided to qualified veterans who desire to settle on the land as:

- (a) Full-time farmers; or
- (b) Part-time farmers (small holders), coupled with other employment; or
- (c) Commercial fishermen; or
- (d) Settlers on Provincial or Dominion lands; or
- (e) Indian settlers on Indian reservations.

Part II provides that any qualified veteran, who is approved for a loan under the National Housing Act, may receive financial and other assistance to build his own home on any lot acceptable for a single-family dwelling provided he assumes his own construction contract.

Part III provides for additional fully-repayable loans to full-time farmers, part-time farmers and commercial fishermen at the time they are established under the Act, and to those who are already settled.

To provide for repayment of all or part of a veteran's remaining indebtedness to the Director of the Veterans' Land Act, low-cost group life insurance is available.

This booklet outlines generally the assistance provided, and the circumstances under which it may be made available. More specific information may be obtained from any office or representative of the Veterans Land Administration.

ELIGIBILITY

Who is Eligible

Veterans of World War II and the Special Force (Korea) are eligible if they meet the service and other requirements outlined below.

“World War II veterans” include:

- (i) Auxiliary Services Supervisors who served overseas;
- (ii) Veterans of His Majesty’s forces other than Canadian, Allied veterans, Nurses of W.R.N.S. and South African Military Nursing Service, Special Operators, and persons granted Class C.C. commissions in the R.A.F. Reserve who were employed with the R.A.F. Ferry Command, all subject to certain conditions of service, residence and domicile;
- (iii) Merchant Seamen, who have been awarded a pension for a disability incurred while serving on a ship, subject to certain conditions of residence and domicile;
- (iv) Members of the Corps of (Civilian) Canadian Fire-Fighters who have been awarded a disability pension related to their war service.

What Service is Needed

From a service point of view, a veteran is eligible if he was honorably discharged and

- (a) Served overseas during World War II; or
- (b) Had 365 days’ paid service within the Western Hemisphere during World War II; or

- (c) Served on the strength of the Special Force in a theatre of operations prior to July 27, 1953; or
- (d) Was awarded a pension for a disability attributable to, or incurred during, his World War II or Special Force service.

NOTE: For the purposes of the Veterans' Land Act, a person who served in World War II or in the Special Force in a theatre of operations and who continued to serve in the forces of Canada is deemed to have been honorably discharged on September 30, 1947, for World War II service, and on October 31, 1953, for Special Force service, if not discharged from such service before these dates.

Residence and Domicile

Veterans of His Majesty's forces, other than Canadian, must have been domiciled in Canada at the time of enlistment, and must be domiciled and resident in Canada at the time of application.

Allied Veterans (veterans of forces allied with His Majesty) must have been domiciled in Canada at the time of enlistment, and have resumed domicile and residence within two years from the date of discharge or May 8, 1945, whichever is the later date.

Veterans of the Women's Royal Naval Services and the South African Military Nursing Service must have been domiciled in Canada at the time of enlistment and be domiciled and resident in Canada at the time of application.

Special Operators must have been resident in Canada at the time of their enrolment and be resident in Canada at the time they apply for the benefits of the Act.

Class C. C. Officers of the Royal Air Force Reserve must have been domiciled in Canada at the time they enlisted in, or commenced employment with, the R.A.F. Ferry Command, and must be domiciled and resident in Canada at the time of application.

NOTE: *Veterans who served or are still serving in the Regular Forces who do not have the necessary World War II or Special Force service are ineligible for VLA.*

LAND SETTLEMENT

Full-Time and Part-Time Farming and Commercial Fishing

Under Parts I and III of the Act, qualified veterans may obtain financial assistance (repayable loans) to settle on the land as:

1. Full-time farmers; or
2. Part-time farmers (small holders); or
3. Commercial fishermen.

Part I also provides for non-repayable conditional grants to assist qualified veterans to settle on Crown lands and to Indian veterans to settle on Indian Reserves.

QUALIFICATION

Who May Qualify

Veterans may be qualified for land settlement assistance if:

- (a) Their war service meets the minimum requirements outlined in the section on eligibility; and
- (b) They are not disqualified because they received alternate benefits under other statutes (see page 11); and
- (c) They are considered suitable for the type of establishment they desire. Veterans seeking assistance as full-time farmers or commercial fishermen are expected to have had recent experience in the particular enterprise or combination of enterprises for which they require loans.

Deadline for Qualification and Application for Assistance

Veterans who plan to qualify for assistance under Part I of the Act, including veterans still serving in the Armed Forces, must be qualified and be issued a qualification certificate on or before October 31, 1968. Veterans who have qualified by that date, or those who intend to apply under Part II, must submit their application for financial assistance by March 31, 1974. Veterans on a subsisting contract with the Director may apply for additional loans up to March 31, 1977.

Applicants for qualification must complete an application form available from VLA offices. The veteran applicant (and his wife) will ordinarily be interviewed by a local authorized officer or advisory committee.

Qualification After Receipt of Alternative Benefits

Before a veteran may receive financial assistance under Part I of the Act, his re-establishment credit must be intact. If he has used all or part of his credit, he may be qualified subject to its being repaid. Credits may be repaid from advances under VLA.

A veteran who repays his credit for this purpose and who does not subsequently proceed with his establishment may, upon application, have the amount so paid refunded. If he does proceed but the contract is subsequently terminated, the amount paid to restore his credit to the original amount may, upon application, also be refunded, subject to deductions for any benefits received under the Veterans' Land Act. Refunds must be applied for within one year.

Veterans who have received allowances for nine months or less while taking university training — another alternative benefit — may be qualified for benefits under Part I of the Act by repaying

an amount equal to the benefits received. However veterans who have received allowances for more than nine months are ineligible.

It is possible to repay training allowances or re-establishment credits from the proceeds of a loan advanced, or from the grant available to a veteran for settlement on Dominion or Provincial Lands under the Veterans' Land Act.

Veterans who have outstanding loans under the Veterans' Business and Professional Loans Act may not be qualified until these loans have been repaid.

Eligibility for assistance under Part II of the Act is not affected by any of these alternative benefits.

PROPERTIES

Selecting a Property

Before any property selected by a veteran for his establishment is purchased, it must be appraised by a Veterans Land Administration (VLA) field-man. The Regional Director of the Veterans Land Administration will determine the suitability of the property for the type of settlement desired, whether purchase should be approved and, if so, the price which should be paid.

Approval by the Regional Director to purchase a property does not constitute a warranty or guaranty of any kind of the property's condition and fitness. Before requesting assistance to establish himself on a property, therefore, a veteran must personally inspect the land, buildings and other improvements at a time when the ground is free of snow, and be satisfied that they fulfil his requirements and are in satisfactory condition in all respects.

It is important that a veteran should not commit himself in any way to purchase any property, beyond obtaining from the

owner an offer to sell. Offer-to-sell forms may be obtained from any VLA office.

A veteran wishing to be established as a full-time farmer will be required to submit a detailed plan outlining the type of enterprise he proposes to follow on the property he has selected, the revenue he estimates it will produce, and the expected operating costs and net return.

Minimum Acreage

A small holding must be at least one-half acre in size. This minimum may not apply to a veteran in receipt of a disability pension of 50% or more, depending upon the nature of his disability and the extent to which, in opinion of the Director, it may limit his ability to operate and maintain the property. Commercial fishing establishments may also be exempted from this minimum.

FINANCIAL ASSISTANCE

Full-Time Farming

Assistance to full-time farmers is available under two categories:

- A. Commercial Family Farms
- B. Small Family Farms

A. Commercial Family Farms

A veteran being settled under the Act on a Commercial Family Farm may receive financial assistance of the lesser of \$40,-

000 or 75% of the security value (as determined by the Director of the Veterans Land Administration) of the land, basic herd livestock and farm equipment. Farm land must represent not less than 60% of the value of the land and chattels held as security by the Director. Of the total amount which may be advanced, \$6,000 is available under Part I of the Act and bears interest at 3½ % per annum. The remainder may be advanced under Part III, bearing interest at 5% per annum on an amount up to \$20,000 (less the balance outstanding under Part I) and at interest rates approved by the Governor in Council on all amounts from \$20,000 to \$40,000.

Veterans already established under the Act as commercial farmers may also borrow up to \$40,000 under similar conditions, provided that the maximum amount outstanding at any one time does not exceed 75% of the security held or \$40,000, whichever is the lesser.

Loans under Part I may be used for (1) the purchase of land and buildings, (2) making permanent improvements, (3) paying debts related to the land, buildings and improvements, and (4) the purchase of livestock and equipment (to a maximum of \$1,200).

Part III loans to veterans settled on commercial family farms may be used for one or more of the following purposes:

- (i) To purchase a suitable farm unit;
- (ii) To purchase additional land;
- (iii) To effect permanent improvements;
- (iv) To purchase basic herd livestock and necessary farm equipment;
- (v) To pay debts that were reasonably incurred by the veteran; and

- (vi) To develop on the farm a secondary enterprise which is not a farm enterprise.

NOTE: *Conditions of acceptability of secondary enterprises are:*

- (i) *The enterprise must be a trade or service suitable for the area;*
- (ii) *It must improve the income of the veteran or his family;*
- (iii) *The veteran or his family must have adequate skills or training and be capable of undertaking the enterprise.*

DOWN PAYMENTS

To receive assistance under Part I of the Act, a veteran is required to make a down payment of 10% of the amount approved to purchase land and buildings and to effect permanent improvements.

As the maximum assistance on commercial family farms under Part I and Part III may not exceed 75% of the value of the security held, or to be held, by the Director, a veteran seeking an additional loan under Part III must have an equity of at least 25% in the *land and chattels* offered as security for the assistance requested, or pay in cash an amount to raise his equity in the security to the required percentage.

B. Small Family Farms

Small Family Farms are farms that provide a veteran and his family with an acceptable standard of living but are not capable

of producing a large enough net farm income to be classed as commercial farm units.

Financial assistance of up to \$18,000 or 75% of the market value of the land, whichever is the lesser, may be approved. Of the total amount which may be advanced, \$6,000 is available under Part I, which bears interest at $3\frac{1}{2}\%$ per annum, and the remainder, which may be loaned under Part III, bears interest at 5% per annum.

As the maximum assistance under Parts I and III may not exceed 75% of the market value of the land, a veteran seeking a loan under the small family farm provisions of Part III must have an equity of at least 25% in the *land* offered as security for the assistance requested, or pay in cash an amount sufficient to raise his equity to the required percentage.

This condition applies also to veterans already settled on small family farms. Assistance in addition to that received under Part I may be approved up to \$18,000 less the amount still owing on any previous advances. In certain circumstances the equity of the veteran could be as low as 10% but additional security in chattels is required.

Loans under Parts I and III may be used for purposes similar to those outlined on the preceding pages for commercial family farmers.

Repayment Terms for Full-Time Farmers

Under Part I, a veteran is required to repay, in addition to his down payment of 10%, two-thirds ($66\frac{2}{3}\%$) of the amount expended for all purposes except chattels over a period not exceeding 30 years, with interest at $3\frac{1}{2}\%$.

The remainder ($23\frac{1}{3}\%$), plus any amount used for the purchase of livestock and equipment (not exceeding \$1,200), is a conditional grant and need not be repaid if the veteran fulfils the terms of his contract for 10 years.

Loans under Part III are fully repayable over periods not exceeding 30 years. Interest at the rate of 5% per annum is payable on all amounts up to \$20,000 (less the amount outstanding under Part I) and at rates approved by the Governor in Council on amounts in excess of that figure.

Alternative Forms of Farm Assistance

Part I of the Act provides for assistance to veterans desiring to become established as full-time farmers on farms which they hold under a rental or purchase agreement satisfactory to the Director; or to which they hold title free from, or subject to, encumbrances. Details respecting these forms of assistance may be obtained from the nearest VLA office. Veterans for whom such assistance has been, or may be, approved may obtain additional loans under Part III under the same terms and conditions as full-time farmers.

Table 1. Full-Time Farming under Part I of the Act. Annual Payments of Principal and Interest at the Rate of $3\frac{1}{2}\%$ Simple Interest

Contract Debt	30 Years Annual	25 Years Annual	20 Years Annual	15 Years Annual	10 Years Annual
\$	\$	\$	\$	\$	\$
100	5.44	6.07	7.04	8.68	12.02
200	10.88	12.13	14.07	17.37	24.05
300	16.32	18.20	21.11	26.05	36.07
400	21.75	24.27	28.14	34.73	48.10
500	27.19	30.34	35.18	43.41	60.12
600	32.63	36.40	42.22	52.10	72.14
700	38.06	42.47	49.25	60.78	84.17
800	43.50	48.54	56.29	69.46	96.19
900	48.94	54.61	63.32	78.14	108.22
1,000	54.38	60.67	70.36	86.83	120.24
2,000	108.75	121.35	140.72	173.65	240.48
3,000	163.12	182.02	211.08	260.48	360.72
4,000	217.49	242.70	381.44	347.30	480.96

Table 2. Annual Payments of Principal and Interest at the Rate of 5% Simple Interest

Contract Debt	30 Years Annual	25 Years Annual	20 Years Annual	15 Years Annual	10 Years Annual
\$	\$	\$	\$	\$	\$
100	6.51	7.10	8.02	9.63	12.95
200	13.01	14.19	16.05	19.27	25.90
500	32.53	35.48	40.12	48.17	64.75
1,000	65.05	70.95	80.24	96.34	129.50
2,500	162.63	177.38	200.61	240.86	323.76
5,000	325.26	354.76	401.21	481.71	647.52
7,500	487.89	532.14	601.82	722.57	971.28
10,000	650.51	709.52	802.43	963.42	1,295.05
12,500	813.14	886.91	1,003.03	1,204.28	1,618.81
15,000	975.77	1,064.29	1,203.64	1,445.13	1,942.57
17,500	1,138.40	1,241.67	1,404.25	1,685.99	2,266.33
20,000	1,301.03	1,419.05	1,604.85	1,926.85	2,590.09

Table 3. Annual Payments of Principal and Interest at the Rate of 6 $\frac{3}{4}$ %

Contract Debt	30 Years Annual	25 Years Annual	20 Years Annual	15 Years Annual	10 Years Annual
\$	\$	\$	\$	\$	\$
1,000	78.58	83.90	92.57	108.08	140.75
2,000	157.15	167.79	185.14	216.15	281.50
3,000	235.72	251.68	277.71	324.22	422.24
4,000	314.30	335.58	370.27	432.30	562.99
5,000	392.87	419.47	462.84	540.37	703.73
6,000	471.44	503.36	555.41	648.44	844.48
7,000	550.02	587.25	647.97	756.52	985.23
8,000	628.59	671.15	740.54	864.59	1,125.97
9,000	707.16	755.04	833.11	972.66	1,266.72
10,000	785.74	838.93	925.67	1,080.74	1,407.46
11,000	864.31	922.82	1,018.24	1,188.81	1,548.21
12,000	942.88	1,006.72	1,110.81	1,296.88	1,688.96
13,000	1,021.46	1,090.61	1,203.37	1,404.95	1,829.70
14,000	1,100.03	1,174.50	1,295.94	1,513.03	1,970.45
15,000	1,178.60	1,258.39	1,388.51	1,621.10	2,111.19
16,000	1,257.17	1,342.29	1,481.08	1,729.17	2,251.94
17,000	1,335.75	1,426.18	1,573.64	1,837.25	2,392.69
18,000	1,414.32	1,510.07	1,666.21	1,945.32	2,533.43
19,000	1,492.89	1,593.96	1,758.78	2,053.39	2,674.18
20,000	1,571.47	1,677.86	1,851.34	2,161.47	2,814.92

Part-Time Farming (Small Holdings)

Under Part I of the Act, a qualified veteran may receive up to \$6,000 to assist him to become established on a suitable small holding provided it meets the minimum acreage requirement (see page 13). This amount may be spent for land, existing buildings, new house construction, building materials, the payment of debts that were reasonably incurred in acquiring or improving the property, and for livestock and farm equipment.

The amount which may be authorized for the purchase of livestock and farm equipment is dependent upon the reasonable need of the veteran (as determined by the Director) and the acreage under cultivation. No financial assistance may be approved for the purchase of livestock and farm equipment if deletions have been allowed in the veteran's house construction contract with the Director.

A small holder may obtain additional loans up to \$10,000 under Part III. The loans may be spent for acquiring land and buildings, erecting a new house, improving existing buildings and adding other permanent improvements to the property, and the payment of debts that were reasonably incurred in acquiring or improving the property.

The maximum advances and loans for small holders under Parts I and III are \$15,400 which, with the down payments outlined below, provide for expenditures of \$18,000.

Down Payments

The down payment for assistance under Part I is 10% of the amount approved for the purchase of land, buildings and permanent improvements.

To obtain a loan under Part III, the veteran must contribute, in cash or equity, one dollar for each five dollars borrowed, thus making available for disbursement a maximum of \$12,000 under

this Part of the Act. With maximum loans and advances of \$18,000, the down payment would be \$2,600.

If the cost of the small holding, including any permanent improvements to be made, exceeds \$18,000, the excess must be paid in cash by the veteran.

Terms of Repayment

In addition to his down payment, the small holder, under his Part I contract, is required to repay two-thirds of the amount expended for land, buildings and permanent improvements. Payment may be extended over a period of up to 30 years with interest at $3\frac{1}{2}\%$. The remaining $23\frac{1}{3}\%$, plus any amount approved for livestock and farm equipment (not exceeding \$1,200), is a conditional grant which need not be repaid if the veteran fulfils the terms of his contract for 10 years.

Loans under Part III are fully repayable with interest at 5% , over a period not exceeding 30 years. The repayment period of an additional Part III loan made to a veteran already settled will normally not be greater than the remaining period of his existing contract.

The Act provides that a proportionate amount of estimated annual taxes may be included with monthly or semi-annual payments to the Director to provide for the payment of annual tax levies as they become due.

Part-Time Farmers May Build Their Own Homes

Where new houses are to be built on small holdings, the veterans concerned may act as their own contractors wherever practicable. Before being granted such a contract, however, a veteran must be considered capable of undertaking it. This means

Table 4. Part-Time Farming and Commercial Fishing under Part I of the Act. Monthly Payments of Principal and Interest at the Rate of 3½ % Simple Interest

Contract Debt	30 Years Monthly	25 Years Monthly	20 Years Monthly	15 Years Monthly	10 Years Monthly
\$	\$	\$	\$	\$	\$
100	.45	.50	.58	.71	.99
200	.90	.99	1.15	1.42	1.97
300	1.34	1.49	1.73	2.14	2.96
400	1.78	1.99	2.31	2.85	3.94
500	2.23	2.49	2.89	3.56	4.93
600	2.67	2.99	3.46	4.27	5.92
700	3.13	3.48	4.04	4.98	6.90
800	3.57	3.98	4.62	5.70	7.89
900	4.02	4.48	5.19	6.41	8.88
1,000	4.47	4.98	5.77	7.12	9.86
2,000	8.92	9.95	11.54	14.24	19.72
3,000	13.38	14.93	17.31	21.36	29.58
4,000	17.83	19.90	23.08	28.48	39.45

Table 5. Monthly Payments of Principal and Interest at the Rate of 5 % Simple Interest

Contract Debt	30 Years Monthly	25 Years Monthly	20 Years Monthly	15 Years Monthly	10 Years Monthly
\$	\$	\$	\$	\$	\$
100	.54	.58	.65	.78	1.06
200	1.07	1.16	1.31	1.57	2.11
300	1.60	1.73	1.96	2.35	3.17
400	2.13	2.31	2.62	3.14	4.22
500	2.66	2.89	3.27	3.93	5.28
600	3.19	3.47	3.92	4.71	6.33
700	3.71	4.05	4.58	5.50	7.39
800	4.25	4.62	5.23	6.28	8.44
900	4.77	5.20	5.88	7.07	9.50
1,000	5.30	5.78	6.54	7.85	10.55
2,000	10.60	11.56	13.08	15.70	21.10
3,000	15.91	17.34	19.62	23.55	31.66
4,000	21.20	23.13	26.15	31.40	42.20
5,000	26.50	28.91	32.69	39.25	52.76
6,000	31.80	34.69	39.23	47.10	63.31
7,000	37.10	40.47	45.76	54.95	73.86
8,000	42.40	46.25	52.30	62.79	84.41
9,000	47.70	52.03	58.84	70.64	94.96
10,000	53.00	57.81	65.38	78.49	105.51

that he will normally be required to attend a VLA construction course if one is available to him. Alternatively a veteran may select his own contractor provided, in the opinion of the Director, the contractor is considered competent. The contractor must be able to provide the necessary performance bond, and Labour and Material Payment Bond.

(Information on construction courses, as well as general information for veteran-builders, will be found on pages 31 to 33.)

Commercial Fishing

Similar assistance is available to Commercial Fishermen as is provided to Part-Time Farmers, and, in addition, two qualified veterans may form a partnership to purchase and use fishing equipment, in which case \$2,400 may be spent on behalf of the two veterans for the purchase of this equipment. The terms of repayment are the same as for part-time farmers.

Settlement on Crown Lands

Qualified veterans, seeking establishment on Federal or Provincial lands, by either purchase or lease, may obtain a grant of up to \$2,320 for the purchase of improvements, for essential building materials, for clearing and breaking, and for livestock and equipment for which there is a reasonable need.

No down payment is required and the \$2,320 is not repayable if the veteran fulfils the terms of his settlement for a ten-year period.

Except upon repayment with interest of the grant received and entry into a repayable contract under Part I, these veterans are not eligible for additional loans under Part III.

Indians on Reservations

Qualified Indian veterans desiring establishment on Indian Reservations may receive assistance in the same amount and under similar conditions as veterans settling on Crown Lands. The point of contact for these veterans is the Superintendent of their Indian Agency.

VETERANS' GROUP LIFE INSURANCE

Low-cost Group Life Insurance is available to veterans settled under the Veterans' Land Act to provide for repayment of all or part of their remaining indebtedness to the Director. Premiums vary with the age of the veteran and the remaining repayment periods of his agreements, and are payable with his annual, semi-annual or monthly instalments. Annual premiums may be approximated from the accompanying table.

Veterans already established under the Act and veterans being established may apply for this insurance, but participation is completely voluntary.

The "conditional grant" is not insured but if not earned by the date of the claim, it need not be repaid if the veteran's heirs fulfil the terms of the contract for the remainder of the ten-year period.

Payment of Insurance Proceeds

In the event of a claim, the amount of insurance will be paid to The Director, The Veterans' Land Act, and credited to the veteran's account. If this credit results in an overpayment, it will constitute a credit to the estate; if there are arrears, or if partial insurance has been taken, there will be a balance owing to the Director.

Table 6. Annual Premium Required to Insure a Remaining Debt of \$1,000

Age at Date Loan Assurance Commences	Remaining Repayment Period of Debt in Years					
	5	10	15	20	25	29
	\$	\$	\$	\$	\$	\$
30	1.70	1.65	1.80	1.90	2.00	2.25
31	1.75	1.70	1.90	2.00	2.10	2.40
32	1.85	1.80	2.00	2.10	2.20	2.50
33	1.90	1.85	2.10	2.20	2.35	2.70
34	1.95	1.95	2.20	2.35	2.50	2.85
35	2.05	2.05	2.30	2.50	2.65	3.05
36	2.10	2.15	2.50	2.70	2.90	3.40
37	2.20	2.30	2.70	2.95	3.15	3.70
38	2.35	2.45	2.90	3.15	3.40	4.00
39	2.55	2.65	3.10	3.40	3.65	4.30
40	2.70	2.85	3.25	3.60	3.90	4.60
41	2.90	3.10	3.60	4.00	4.35	5.15
42	3.15	3.35	3.95	4.40	4.80	5.65
43	3.40	3.65	4.30	4.75	5.20	6.15
44	3.65	3.95	4.60	5.10	5.60	6.65
45	4.05	4.30	4.90	5.45	6.00	7.15
46	4.40	4.70	5.45	6.10	6.70	7.95
47	4.85	5.15	6.00	6.70	7.40	8.75
48	5.30	5.65	6.55	7.35	8.10	9.55
49	5.85	6.15	7.05	7.95	8.80	10.40
50	6.35	6.70	7.55	8.50	9.45	11.15
51	6.95	7.30	8.45	9.50	10.55	12.75
52	7.55	8.00	9.30	10.45	11.60	14.45
53	8.20	8.75	10.15	11.45	12.65	16.15
54	8.90	9.55	10.95	12.35	13.65	17.80
55	9.80	10.50	11.75	13.20	14.65	19.45
56	10.70	11.55	13.10	15.05	17.00	21.85
57	11.90	12.65	14.45	16.90	19.35	24.20
58	13.25	13.90	15.80	18.75	21.70	26.55
59	14.75	15.30	17.10	20.60	24.00	28.95
60	16.30	16.75	18.40	22.40	26.35	31.60

Premium rates for ages and repayment periods not shown will be supplied on request.

Application for Insurance

A separate brochure on VLA Group Life Insurance is available on request.

A veteran may obtain an application form from his VLA field supervisor or from his VLA Regional Office. If the amount of his indebtedness is unknown, this information will be supplied on request.

Evidence of insurability satisfactory to the Insurance Company may be required in connection with any application for insurance.

Further information may be obtained from VLA field supervisors and from VLA Regional Offices.

HOME CONSTRUCTION UNDER PART II OF THE ACT

**APPLICATION FOR HOME CONSTRUCTION
ASSISTANCE MUST BE RECEIVED BY A
REPRESENTATIVE OF THE DIRECTOR ON
OR BEFORE MARCH 31, 1974.**

Part II of the Act provides financial and other assistance to a certified veteran for construction by him of a house on a lot suitable for a single-family dwelling.

Under Part II of the Act, by an agreement between the Director of the Veterans' Land Act and the Central Mortgage and Housing Corporation, the Director is authorized to act as agent for the Corporation. Requests for approval of a loan from the Corporation should therefore be submitted to the local office of VLA.

CERTIFICATION

Who May be Certified

Veterans may be certified for home construction assistance under the following conditions:

- (a) Their war service meets the minimum requirements outlined in "Eligibility"; and
- (b) They are considered competent to undertake contracts for the construction of their own homes. In this connection, veterans may be required to attend training courses in home construction;
- (c) The veteran's application for a loan is approved by the Central Mortgage and Housing Corporation.

Effect of Alternative Benefits

The receipt of allowances for university training under the Veterans Rehabilitation Act, the use of re-establishment credit, or an outstanding loan under the Veterans' Business and Professional Loans Act — none of these affect the eligibility of a veteran for home construction assistance, and these alternative benefits need not be repaid.

Veterans who have already received assistance under Part I of the Act are eligible for home construction assistance provided by Part II under certain conditions only. Information about these conditions may be obtained from the nearest VLA Office.

PROPERTIES

Any lot suitable for a single-family dwelling, if approved by C.M.H.C., is acceptable.

Veterans are warned that C.M.H.C. will not approve a loan where construction has proceeded on the lot beyond the excavation stage.

ASSISTANCE AVAILABLE

Financial Assistance Authorized

The financial assistance which may be approved for a certified veteran may not exceed the amount of the C.M.H.C. commitment approved on his behalf, or \$18,000, whichever is the lesser.

The assistance approved, plus any amount paid by the veteran in cash, is made available to the veteran in the form of progress payments as house construction proceeds.

Amount of Loan Approved Affected by Veterans' Incomes

Veterans must have sufficient income to carry the loans requested. Ordinarily a loan will not be approved if the annual sum required to pay the mortgage payments and the estimated taxes exceeds 27% of the veteran's annual income. For this purpose a veteran's income may include any investment income his wife may have, and up to 20% of her earned income.

Down Payment

To obtain assistance under this Part of the Act, a veteran shall transfer to the Director of the Veterans' Land Act title to a suitable lot or pay to the Director the purchase price of any suitable lot selected by the veteran for purchase on his behalf. If the value of the lot is less than \$1,000, the veteran must pay the difference to the Director in cash.

If the financial assistance approved is not sufficient to meet the cost of building the house selected, the veteran must pay the difference in cash to the Director before the construction contract is signed. Alternatively, he could select a plan for a lower-cost house.

Terms of Repayment

At the conclusion of the construction contract, the advances are consolidated into a fully-repayable mortgage which, under certain conditions, may be for up to 35 years in favour of C.M.H.C. or an approved lender. The interest rate for these mortgages is the rate currently in effect for National Housing Act Loans. Monthly payments on these mortgages may be calculated from the accompanying amortization table.

Interest on the monies advanced during the construction period commences to accrue on registration of the mortgage.

Table 7. Home Construction Assistance. Monthly Payments of Principal and Interest over 25 Years with Interest Compounded Semi-annually

Amount of Loan	5½ % Interest	6% Interest	6½ % Interest	7% Interest
\$	\$	\$	\$	\$
1,000	6.11	6.40	6.70	7.01
2,000	12.21	12.80	13.40	14.01
3,000	18.32	19.20	20.10	21.02
4,000	24.42	25.60	26.80	28.02
5,000	30.52	32.00	33.50	35.03
6,000	36.63	38.39	40.19	42.03
7,000	42.73	44.79	46.89	49.03
8,000	48.84	51.19	53.59	56.04
9,000	54.94	57.59	60.29	63.04
10,000	61.04	63.99	66.99	70.05
11,000	67.15	70.38	73.69	77.05
12,000	73.25	76.78	80.38	84.05
13,000	79.36	83.18	87.08	91.06
14,000	85.46	89.58	93.78	98.06
15,000	91.56	95.98	100.48	105.07
16,000	97.67	102.37	107.18	112.07
17,000	103.77	108.77	113.87	119.08
18,000	109.88	115.17	120.57	126.08

NOTE: These figures do not include tax payments which will normally be added to the above payments.

Other Assistance Available

Working drawings of all VLA plans are available free of charge to qualified veterans who enter into construction contracts with the Director.

Legal and administrative services, up to and including the drawing and registering of the deed and mortgage, are free except for the payment of the regular \$35 application fee. These services do not include any costs the veteran may incur in the purchase of his lot or in transferring good title to the Director of the Veterans' Land Act.

During the construction period, the advice and guidance of a VLA construction supervisor are available to the veteran-builder.

Construction courses, designed to make most veterans capable of undertaking a contract for the construction of their own homes, are provided at nominal fees in most areas. These fees are refundable if the veteran satisfactorily completes the course and signs a construction contract with the Director to build a home under Part II of the Act.

GENERAL VLA CONSTRUCTION INFORMATION

Experience has shown that, under the supervision of VLA construction supervisors, many veterans can build good houses for themselves, and that the effectiveness of both the construction supervisor and the veteran is increased if, prior to undertaking a construction contract, the veteran has taken a construction course. Veterans who have taken a construction course are able to plan their work, purchase materials and manage their contracts much better.

The extent to which the capital cost of a house built by the veteran himself under the Veterans' Land Act is reduced depends upon how well the veteran controls overhead expenses, how efficiently he manages his contract, and the extent of the labour he, himself, contributes.

Construction Courses

The courses are organized by VLA officials in collaboration with the Royal Canadian Legion, local educational or other authorities.

In each course there are 20 sessions, each session consisting of two one-hour periods. Usually the sessions are held in the evening but may be held at other times more convenient to veterans if facilities are available.

The courses include lectures on the legislation and on matters relating to the efficient management of a VLA construction contract. Where possible, practical demonstrations are included to give the veterans details of the operations which they can hope to do themselves.

The subjects covered in considerable detail include financing, site selection, plan selection, cost analysis, the construction contract and its operation.

Acceptable Plans

Plans for low-cost houses are available from the Veterans Land Administration. Working drawings of these plans are available free to veterans building under the Act.

C.M.H.C. house plans are acceptable, and a set of working drawings of any of these plans may be purchased from C.M.H.C. for a nominal sum.

Veterans may also obtain plans and working drawings from other sources but these must be approved by VLA construction officials.

What Standards Are Used

The minimum standards normally accepted by VLA are outlined in "Residential Standards" issued by the Associate Committee on the National Building Code, National Research Council, Ottawa.

Veteran-contractors must also conform to local municipal by-laws and requirements, and obtain any necessary permits.

NOTE: Progress payments may be withheld or cancelled if the veteran starts to build before the VLA construction contract is signed.

How Construction is Financed

As certain stages in the construction of the house are completed, progress payments are authorized. Each veteran-contractor will require some working capital to bring the construction to these stages, as advances are authorized only for work which has been completed.

VLA construction contracts provide for seven progress payments, the sixth and seventh being small holdback payments due thirty and sixty days after the house is completed.

Arrangements may also be made, by the use of powers of attorney, to make direct payments to the suppliers from the progress payments.

Veterans, acting as their own contractors for construction of homes or for effecting improvements to existing buildings, are responsible for prompt payment to suppliers, sub-contractors, tradesmen, etc. Failure to make payments promptly can result in judgments being obtained against the veteran.

APPLICATIONS

The interval required to process a veteran's application for assistance is directly related to the completeness of the information provided at the qualification interview and when applying for assistance. It is important that veterans who are interested in settling under the provisions of the Veterans' Land Act should complete the application for qualification well in advance of the date when they plan to apply for financial assistance. The veteran must be qualified for such assistance before the pertinent deadline. (See page 11.)

In many instances the qualification interview can be completed right at the field office. Otherwise the completed application form should be forwarded for processing to the District Office, except for applications from veterans desiring to be established as full-time farmers. The latter should be sent to the Field Office serving the area concerned.

A list of the District Offices, and their addresses, will be found at the back of this booklet. The address of any Field Office may be obtained from the nearest District Office as and when required.

When making an application for qualification, the veteran should attach his discharge certificate to the form. It will be returned to him when it has served its purpose.

The type of establishment and the assistance desired should be stated on the application-for-qualification form.

As soon as a veteran has been certified as qualified, he may apply for financial assistance. Application forms for this are also available from the VLA District and Field Offices.

Veterans Still Serving

Eligible veterans still serving in the Regular Forces of Canada and the R.C.M.P. may be qualified for the benefits of the Act

under conditions similar to those for veterans already discharged. However, their service status must fall within the limitations outlined below:

- (i) Full-time farming — veteran is on leave pending discharge or retirement.
- (ii) Home Construction Assistance (Part II)—veteran must provide satisfactory evidence to the Regional Director that, subject to the exigencies of the service, he will be stationed for at least 18 months at the location where he wishes to build his home.
- (iii) Part-time farming—veteran must provide satisfactory evidence to the Regional Director that he will be able to comply with the terms of an Agreement of Sale, with respect to residence.

REGIONAL AND DISTRICT OFFICES

Regional and District Offices of the Veterans Land Administration are located in the centres listed below.

British Columbia Region

Regional Office

Vancouver, B.C.	1231 Haro St. (P.O. Box 1059, Postal Station "A")
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District Offices

Victoria, B.C.	Belmont Bldg., 805 Government St. (P.O. Box 666)
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New Westminster, B.C.	Post Office Bldg., 549 Columbia St. (P.O. Box 518)
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Kelowna, B.C.	Kerr Bldg., 1636 Pandosy St. (P.O. Box 190)
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Kamloops, B.C.	Federal Bldg., 317 Seymour St. (P.O. Box 480)
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Alberta Region

Regional and District Office

Edmonton, Alta.	Federal Bldg., 107th St. and 99th Ave. (P.O. Box 640)
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District Offices

Red Deer, Alta.	Federal Bldg., Ross St.
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Calgary, Alta.	1107-1st St., S.W.
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Grand Prairie, Alta.	Federal Bldg., 9923 Richmond Ave.
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Saskatchewan Region

Regional and District Office

Saskatoon, Sask. Federal Bldg., 1st Ave. and 22nd St.

District Offices

Prince Albert, Sask. Post Office Bldg.,
Central Ave. and 13th St.

Regina, Sask. Motherwell Bldg.,
Victoria Ave. and Rose St.

Yorkton, Sask.

Federal Bldg.,
3rd Ave. and Smith Blvd.

Manitoba Region

Regional and District Office

Winnipeg, Man. Commercial Bldg., 169 Pioneer Ave.

District Office

Brandon, Man. New Federal Bldg., 151 Eleventh St.
 (P.O. Box 188)

Ontario Region

Regional Office

Toronto, Ont. Mackenzie Bldg., 36 Adelaide St. E.

District Offices

HAMILTON, ONT. NATIONAL REVENUE BLDG.,
150 MAIN ST. W.

London, Ont. Postal Terminal Bldg., 217 York St.
(P.O. Box 2065)

North Bay, Ont. Federal Bldg. (P.O. Box 540)

Newmarket, Ont. Federal Bldg., 462 Park Ave.

Ottawa, Ont. No. 8 Temporary Bldg., Carling Ave.

Quebec Region

Regional and District Office

Montreal, P.Q.	4545 Queen Mary Road (P.O. Box 127, Snowdon Station, Montreal 29)
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District Office

Quebec, P.Q.	360 la Canardierre (P.O. Box 160, Limoilou, Quebec 3, P.Q.)
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Atlantic Region

Regional and District Office

Saint John, N.B.	New Post Office Bldg., Canterbury St. (P.O. Drawer 907)
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District Offices

Truro, N.S.	Federal Bldg., 515 Prince St. (P.O. Box 216)
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St. John's, Nfld.	Sir Humphrey Gilbert Bldg., Duckworth and Water Sts. (P.O. Box 5755)
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Charlottetown, P.E.I.	Dominion Building (P.O. Box 1296)
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